UNITED STATES
ENVIRONMENTAL PROTECTION
AGENCY - REGION I

STATE OF CONNECTICUT
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

March 11, 2010

Mr. Edward Lapidus
JMG Milford Realty
Wampus Milford Associates
444 Old Post Road, Suite A
Bedford, NY 10506

RE: **Supplemental Investigation Work Plan**
Wampus Milford Associates site, Lots 1 and 2
80 Wampus Lane, Milford, CT CTD001453232

Dear Mr. Lapidus:

Thank you for providing the "Supplemental Investigation Work Plan for the Wampus Milford Associates site, Lots 1 & 2, 80 Wampus Lane, Milford, CT", dated January 5, 2010 prepared by Environmental Resources Management (ERM) for JMG Milford Realty, LLC ("the Work Plan").

The Work Plan provides a plan for supplemental soil sampling in AOC 2 (Former Sludge Landfill) and AOC 3 (Former Waste Lines) on Lot 1; soil sampling in AOC 16 (Wood Block Disposal Area) on Lot 2; sampling of wetland soils in AOC 1 (Stubby Plain Brook and Associated Wetlands); assessment of risks to ecological receptors in Lot 2; and ground water monitoring on Lots 1 and 2. The Work Plan also includes a detailed project schedule for completion of investigation and remediation on Lots 1 and 2.

The staffs of the Connecticut Department of Environmental Protection (CTDEP) and the United States Environmental Protection Agency (EPA) have reviewed the Work Plan and other recently submitted documents including "Responses to DEP & EPA December 2, 2008 Letter", dated January 5, 2010. Based on the review, the following are CTDEP's and EPA's conclusions and recommendations:

1. **LOT 1**

   The Scope of Work and Project Schedule for Lot 1 are hereby approved, subject to the following condition:

   As a step toward completing RCRA Corrective Action Requirements on Lot 1, please complete the attached Ecological Receptor Exposure Pathway Scoping Checklist. The scoping checklist is designed to guide review of available information on environmental conditions at a facility to identify potential exposure pathways, thereby aiding in the decision on whether further ecological assessment is necessary. If no complete exposure pathways are identified, the completed scoping checklist can be included in a facility site file to document that ecological exposure pathways were considered. If complete

exposure pathways are identified, the checklist can help focus further evaluation. Please revise the schedule for Lot 1 to include a delivery date for the completed scoping checklist within the next few months so that any potential pathways identified can be addressed without delaying the schedule for Final Verification.

2. LOT 2

a. Scope of Work;
CTDEP and EPA are reviewing the Lot 2 scope of work and will be in touch with you in the coming weeks with any feedback resulting from this review. Please note that completion of the Ecological Receptor Exposure Pathway Scoping Checklist for Lot 2 may not be required, since an ecological risk assessment is already planned, but it could be helpful as an initial step to focus subsequent work on complete exposure pathways.

b. Schedule:
CTDEP and EPA recommend that JMG push forward the Project Schedule for Lot 2 by one year, so that work would be initiated in February 2011 instead of February 2012, as proposed. If there are extenuating circumstances that justify a delayed schedule, please provide. Otherwise, please revise the Lot 2 Project Schedule accordingly.

3. GROUND WATER MONITORING

The ground water monitoring program for Lots 1 and 2 is hereby approved, subject to the following conditions:

a. As part of each ground water monitoring event, please continue to collect, evaluate and present ground water elevation data on all available monitoring wells.

b. If SVOCs are detected at elevated concentrations in soils in the Wood Block Area, these parameters may need to be added to the parameter list for post-remedial monitoring in downgradient wells.

4. QUALITY ASSURANCE PROJECT PLAN (QAPP)

Please ensure that Table 1 of the 2006 Quality Assurance Project Plan (QAPP) includes all constituents for which analysis is planned in the respective media. Please revise and resubmit Table 1 and any other relevant sections of the QAPP as necessary to include any additional parameters or methods added. Please notify CTDEP and EPA if no updates to the QAPP are necessary.

Please provide the QAPP and schedule revisions requested above to CTDEP and EPA within 30 days of the date of this letter. In the revised schedule, please include a delivery date for the

completed Ecological Receptor Exposure Pathway Scoping Checklist for Lot 1. In addition, please keep CTDEP and EPA informed on progress implementing the Work Plan for Lot 1.

Thank you for your efforts to achieve RCRA Corrective Action and Connecticut Property Transfer Act goals at the subject site. Please do not hesitate to contact Gene Shteynberg of CTDEP at 860/424-3283 or Stephanie Carr of EPA at 617/918-1363 if you have any questions.

Sincerely,

Gennady Shteynberg

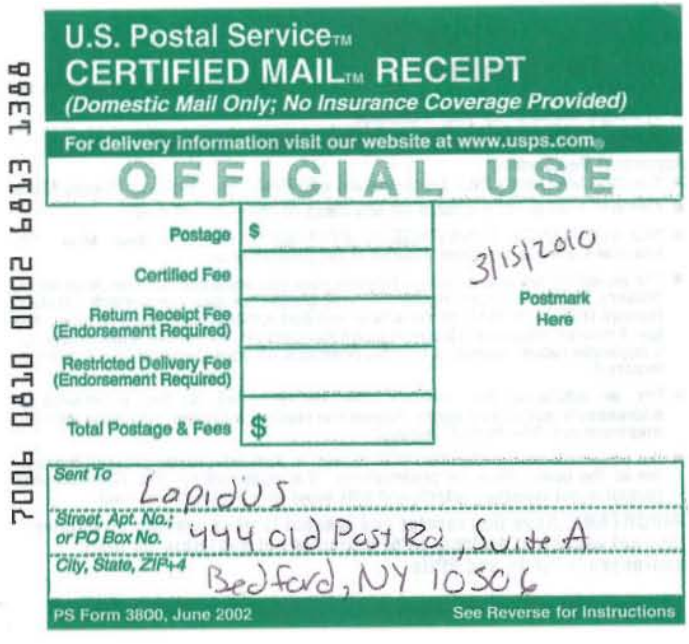
Gennady Shteynberg
Environmental Analyst III
Remediation Division, Bureau of Water Protection and Land Reuse
Connecticut Department of Environmental Protection
79 Elm Street, Hartford, CT 06106-5127

Stephanie Carr

Stephanie Carr
RCRA Corrective Action Section
U.S. Environmental Protection Agency – Region I
5 Post Office Square - Suite 100, Boston, MA 02109-3912

Enclosure: Ecological Receptor Exposure Pathway Scoping Checklist

cc: J. Pfeifer, ERM
M. Teetsel, ERM



REVISED – JUNE 2008

EPA – New England
Resource Conservation and Recovery Act (RCRA) Corrective Action
Ecological Receptor Exposure Pathway Scoping Checklist

Facility Name: _____
Facility Address: _____

_____

Facility EPA ID #: _____

Purpose:

This checklist is designed as a screening tool to help EPA-New England (EPA-NE) RCRA Corrective Action project managers determine whether there is the potential for complete exposure pathways between RCRA facility contaminants and ecological receptors (i.e., plants and wildlife).

Intended Use:

EPA-NE has recognized a need for a tool to guide its review of facility information pertaining to ecological risk assessment. This checklist is intended to guide EPA-NE review of available information on environmental conditions at a facility to determine whether further ecological assessment is necessary. Ideally, the checklist should be completed early in the RCRA Corrective Action process. If complete ecological exposure pathways are identified, an EPA or state ecological risk assessor should be involved in planning subsequent site investigation and ecological risk assessment.

Some state environmental agencies in New England have developed, or are in the process of developing, their own checklists or other tools for scoping ecological exposure pathways. Although EPA-NE believes the use of this checklist may be comparable and complimentary to other existing scoping tools used by states, the format and content of this EPA-NE checklist may differ from such state tools. Accordingly, this checklist is designed primarily for use by EPA-NE RCRA Facility Managers and their agents.

The checklist is considered a public document and, once completed for a given facility, may be included in the facility file. As a public document, the checklist may be shared with states, the regulated community, or the public for informational purposes.

Instructions:

All available relevant/significant information on known and reasonably suspected contaminant releases at or from the facility to soil, groundwater, surface water/sediments should be considered in completing this checklist.

Each page of the checklist includes a series of questions to be answered by the project manager completing the checklist. **In the "rationale and reference" section on each**

page, the project manager should summarize the supporting information used to answer the questions and clearly reference the document, as well as the page number, table number or figure number, where the supporting data can be found. Rationale and references should be clear and specific so that the findings of the checklist are transparent and able to be reproduced. Based on the answers to the questions on each page, the project manager can complete the "Preliminary Ecological Risk Evaluation" section of the checklist.

If the answer to any of the questions in the Preliminary Ecological Risk Evaluation section is "yes", the project manager should consult a U.S. Environmental Protection Agency (EPA) or state ecological risk assessor for further information. In this case, an ecological risk assessor should be involved as early as possible in planning the site investigation and further ecological risk assessment. If the answer is "no" to all three findings in the Preliminary Ecological Risk Evaluation section, complete pathways for contaminant exposure to ecological receptors are not reasonably expected at the facility, based on the data used in completing the checklist. Following its completion, the checklist should be included in the facility file to document the rationale for consulting an ecological risk assessor and focusing any subsequent ecological risk assessment, or the rationale for not proceeding further with ecological risk assessment.

Note. Please be advised that new data or new information could alter the findings of this checklist. The checklist should be revisited if new information that might change the checklist findings becomes available. Completion of this checklist is not intended to substitute for a Screening Level Ecological Risk Assessment (SLERA) or a Baseline Ecological Risk Assessment (BERA). Findings, documented by this checklist that ecological exposure to facility contaminants is not expected, are not considered final until a site-wide remedy decision made by EPA or a state environmental agency authorized for RCRA Corrective Action results in the termination of interim status of a facility or satisfaction with the conditions of a hazardous waste operating or post-closure permit

REVIEW OF FACILITY INFORMATION & CONCEPTUAL SITE MODEL

In order for ecological risks to exist there must be a potential for exposure of ecological receptors to contaminants. This portion of the evaluation is designed to assist in the identification of contaminated environmental media associated with a site.

Based on a review of the file and an understanding of the conceptual site model for the facility, please identify the environmental media present on or adjacent to the facility property which are known or reasonably expected to be impacted by contaminants from the facility. Place a check mark next to the media type. Additionally, please evaluate the potential for migration of contaminants from the site. Potential migration pathways include surface water flow, run off, groundwater flow, erosion, placement of fill and discharge locations. Please attach a figure of the site showing areas of potential contamination.

Media Potentially Affected by Facility Operations:	**Potential for Migration**	**Migration Pathways**
_____ Soil	Yes__/No__	_____
_____ Sediment	Yes__/No__	_____
_____ Surface Water	Yes__/No__	_____
_____ Ground Water	Yes__/No__	_____

Rationale and References: (Please clearly reference the document name and date as well as the page, table or figure number where any data considered in answering the above questions can be found)

HABITAT DOCUMENTATION

In order for ecological risks to exist there must be a potential for ecological receptors to come into contact with contaminated media. This portion of the evaluation is designed to assist in the identification of potential presence of environmental receptors associated with a site. It is predicated upon the assumption that if suitable habitat exists, then ecological receptors could potentially be present.

Please check the potentially impacted habitats present on, adjacent to, or immediately downgradient of the facility based on a site visit and an understanding of the site conceptual model. Also, indicate for each habitat whether the presence of site-derived contamination has been confirmed, is suspected, is not expected, or is unknown

Table 1: Summary of habitats and presence of Site-derived contamination

Habitat type	Location			Presence of Site-derived contamination			
	At the site[a]	Adjacent to the site[b]	Not present	Con-firmed	Sus-pected	Not expected	Unknown
MARINE/ESTUARINE ENVIRONMENTS							
Salt marsh							
Tidal rivers & streams							
Exposed mudflats							
Seagrass beds							
Rocky shoreline							
Other*							
FRESHWATER ENVIRONMENTS							
Wetlands							
Lakes & ponds							
Rivers and streams							
Vernal pools[c]							
Other*							
TERRESTRIAL ENVIRONMENTS							
Wooded							
Transitional							
Open field							
Other*							

[a] "at the site" is defined as within the limits of the site perimeter or site fence

[b] "adjacent to the site" is more loosely defined as terrestrial or aquatic habitat present in the immediate vicinity of the site

[c] "vernal pool" refers to a temporary body of standing water often located in terrestrial habitat which appears in early spring but completely dries out by late spring-early summer. This type of habitat can be suitable and is critical for, among other things, amphibian reproduction.

* provide additional details

Habitat Documentation Rationale and References: (Please clearly reference the document name and date as well as the page, table or figure number where any data considered in answering the above questions can be found.)

EXPOSURE ASSESSMENT

In order for there to be a potential for ecological risks to occur at a site, there must be a potential for stressors, in this case chemicals, to be present where ecological receptors could come in contact with them. After reviewing the previous pages on Facility Information and Habitat Documentation, plus additional facility information as necessary, please answer the following questions in order to determine if ecological receptors are known or could reasonably be expected to be exposed to contaminants at or from the facility. **If any contaminant concentration data showing non-detect results are used to conclude that an environmental medium is not contaminated, please consult an ecological risk assessor to confirm that analytical methods used were adequate to detect contaminants at concentrations below levels of concern for ecological receptors. In addition, contaminants that have the potential to bioaccumulate cannot be eliminated from further consideration through the use of this checklist. Bioaccumulating contaminants must be carried through the ecological risk assessment.**

Surface Water Bodies

Sediments

1 a. Is sediment in surface water bodies known or reasonably expected to be contaminated due to releases at or from the facility? Releases from a facility may include but are not limited to: point source discharges, run-off from contaminated soil, groundwater migration, erosion, filling or aerial deposition resulting from air emissions. **Note: If sediment samples are taken adjacent to or downstream of the site, collection should take place in depositional areas present.**

Yes__ (Complete the remaining questions in this checklist and circle "Yes" in Surface Water Body Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

No__ (Proceed to question 1b.)

Surface Water

1b. Is surface water known or reasonably expected to be contaminated due to releases at or from the facility? Releases from a facility may include but are not limited to: point source discharges, run-off from contaminated soil, discharge of contaminated groundwater, groundwater migration or aerial deposition resulting from air emissions. (Note: for surface water, dissolved metal data, from analysis of filtered water samples, is a better indicator of exposure than total metal data).

Yes__ (Complete the remaining questions in this checklist and circle "Yes" in Surface Water Body Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

No__ (Proceed to question 1c.)

Groundwater

1 c. For groundwater discharging to surface water, is groundwater, at the point of discharge to the surface water body, known or reasonably suspected to be contaminated due to releases at or from the facility? Note: Because of the ability of certain sediments to accumulate contaminants, the need for sediment sampling in a water body should not be ruled out based on concentrations of suspected site related contaminants found to be below ecologically based ambient surface water quality criteria in groundwater which intersects surface water bodies.

Yes__ (Complete the Surface Water Bodies Rationale and References section and the remaining questions in this checklist. Then, circle "Yes" in the Surface Water Body Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

No__ (Complete the Surface Water Bodies Rationale and References section directly below, then proceed to the Surface Soil Section below.)

Surface Water Bodies Rationale and References: (Please summarize the rationale for the answers provided in the "Surface Water Bodies" section above. Please clearly reference the document name and date as well as the page, table or figure number where any data considered in answering the above questions can be found. In addition, please discuss any site specific information, not specifically prompted by the question(s) above, that would help to clarify and/or qualify the finding.) Please add additional pages as necessary.

Surface Soil

2 a. Is surface soil (found at depths of 2 feet or less from the surface) known or reasonably expected to be contaminated due to releases at or from the facility?

Yes__ (Proceed to question 2 b.)
No__ (Complete the Surface Soil Rationale and References section and the remaining questions in this checklist, then circle "No" under Surface Soil Finding in the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

2 b. Is all contaminated surface soil covered with buildings, pavement or other physical barriers that prevent plants or wildlife from being exposed to contaminants and that prevent migration of soil contamination into groundwater that could affect a surface water body?

Yes__ (Proceed to question 2 c.)
No__ (Complete the Surface Soil Rationale and References section below and the remaining questions in this checklist, then circle "Yes" under Surface Soil Finding in the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

2 c. Is an institutional control in place to ensure the maintenance of the barriers described above so that receptors will not be exposed to contaminated soil (i.e., ensuring that soil will not be exposed as a result of excavation, demolition or other activities and that pavement or other physical barriers will be maintained in good condition and that if soil is exposed, appropriate measures will be taken to address any ecological risks).

Yes__ (After completing the Surface Soil Rationale and References section below and the remaining questions in this checklist, circle "No" under Surface Soil Finding in the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)
No__ (After completing the Surface Soil Rationale and References section below, and the remaining questions in this checklist, circle "Yes" under Surface Soil Finding in the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

Surface Soil Rationale and References: (Please summarize the rationale for the answers above. Please clearly reference the document name and date as well as the page, table or figure number where any data considered in answering the above questions can be found. In addition, please discuss any site specific information, not specifically prompted by the question(s) above, that would help to clarify and/or qualify the finding. Please add additional pages as necessary.)

Subsurface Soil

3 a. Is subsurface soil (found at depths greater than 2 feet from the surface) known or reasonably expected to be contaminated due to releases at or from the facility?

Yes__ (Proceed to question 3 b.)
No__ (Skip to the Subsurface Soil Rationale and References section. Then complete the remaining questions in this checklist and circle "No" under Subsurface Soil Finding in the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

3 b. Are the contaminated subsurface soils located in a setting where they could be exposed by erosion or that subsurface soil contaminants could be mobilized and transported via groundwater to a surface water body?

Yes__ (After completing the Subsurface Soil Rationale and References Section and the remaining questions in this checklist, circle "Yes" under Subsurface Soil Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below).
No __ engineering controls are in place. (Proceed to question 3c)

3 c. Is an institutional control in place to effectively ensure that contaminated soil will not be brought to the surface, as a result of excavation, demolition or other activities and, if applicable, to ensure that engineering controls are maintained and that if contaminated soil is exposed, appropriate measures will be taken to address ecological risk?

Yes__ (After completing the Subsurface Soil Rationale and References Section and the remaining questions in this checklist, circle "No" under Subsurface Soil Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)
No__ (After completing the Subsurface Soil Rationale and References Section and the remaining questions in this checklist, circle "Yes" under Subsurface Soil Finding under the PRELIMINARY ECOLOGICAL RISK EVALUATION Section below.)

Subsurface Soil Rationale and References: (Please summarize the rationale for the answers above. Please clearly reference the document name and date as well as the page, table or figure number where any data considered in answering the above questions can be found. In addition, please discuss any site specific information, not specifically prompted by the question(s) above, that would help to clarify and/or qualify the finding. Please add additional pages as necessary.)

PRELIMINARY ECOLOGICAL RISK EVALUATION

Surface Water Body Finding:
Based on the information provided above, is further evaluation of risks to ecological receptors from contaminants in surface water or sediments of surface water bodies necessary?

Yes__ (Check "Yes" if the response to any of the questions above regarding Surface Water Bodies is "Yes")

No__ (Check "No" if the response to all of the questions above (1a, 1b, and 1c) regarding Surface Water Bodies is "No")

Surface Soil Finding:
Based on the information provided above, is further evaluation of risks to ecological receptors from contaminants in surface soil necessary?

Yes __

No__

Subsurface Soil Finding: Based on the information provided above, is further evaluation of risks to ecological receptors from contaminants in subsurface soil necessary?

Yes__

No__

Based on the information provided on the preceding pages, check the appropriate response:

_____ The answer was "No" for all three of the findings in this checklist (i.e., the Surface Water Body Finding, the Surface Soil Finding and the Subsurface Soil Finding). Therefore, based on the data considered in this checklist, ecological exposure to contaminants at or from the _____ _____facility , EPA ID # _____ , located at (street address)_____in (town and state) is not reasonably expected and further ecological risk assessment does not appear necessary. **Please ensure that supporting information used to answer the questions in this checklist is summarized in the "rationale and reference" section on each page. Please also list the document title, as well as the page number, table number or figure number, where the supporting data can be found. Rationale and references should be clear and specific so that the findings of the checklist are transparent and able to be reproduced.**
Note: **Releases from the facility must be adequately characterized, in accordance with EPA guidance, in order to make this determination. This checklist should be revisited if new information, that would alter the checklist findings, becomes available. In addition, the finding that ecological exposure to facility contaminants is not expected is not considered final until a site-wide remedy decision made by EPA or a state environmental agency authorized for RCRA Corrective Action results in the termination of interim status of a facility or satisfaction with the conditions of a hazardous waste operating or post-closure permit.**

_____ The answer was "Yes" for any of the findings in this checklist (i.e., the Surface Water Body Finding, the Surface Soil Finding and the Subsurface Soil Finding). Therefore, further evaluation of ecological risk is recommended for the _____ facility, EPA ID #_____, located at (street address) _____ in (town and state)_____.
An EPA or state ecological risk assessor should be involved as early as possible in planning the facility investigation. This checklist can be provided to the ecological risk assessor to focus the ecological risk assessment on the potential exposure pathways.

Completed by: (signature) _____
Date _____
(printed name) _____
(title) _____

Locations where References may be found:

_____

_____